

PRESS RELEASE

Athens, 30th November 2021

Marginally increased the Turnover of Intercontinental International REIC in the first 9 months of 2021 versus the same period in 2020.

Intercontinental International REIC, aiming to provide its shareholders and the investment community with timely information, regarding the effects of the pandemic SARS COVID 19 and according to the provisions of article 21 of law 3556/2007, announces that the Group's turnover for the 9-month period of 2021 amounted to €6,19 mil., compared to €6,18 mil., in the corresponding period of 2020.

Respectively, in the third quarter of 2021, the Group's turnover amounted to €2,2 mil., compared to €2,1 mil. in the corresponding period of 2020.

The turnover of the Group is marginally increased, both on the 9-month period and equivalently in the 3rd quarter of 2021 and 2020 respectively, despite the mandatory rental reduction of 40% imposed, on the basis of respective ministerial decisions in light of the pandemic, from January up to June (included), as the annual adjustments provided by the entire pack of active lease agreements signed with all the tenants, counter balance the respective lease reductions, which in any event, refer to a minor subset of lease agreements.

Profits before interest, taxes, depreciation, fair value adjustments and other non-recurring figures (the "Adjusted EBITDA"), for the nine-month period of 2021 reached the amount of €5,1 mil., whereas for the same period in 2020, the amount was €5,0 mil.

Respectively, the Adjusted EBITDA, for the 3rd quarter of 2021 was €2,0 mil., versus €1,95 mil. for the respective period in 2020.

Funds from Operations (the "FFO"), for the nine month period of 2021 reached the amount of €5,0 mil. Remaining unchanged with respect to the same period in 2020.

Respectively, the FFO in the 3rd quarter reached the amount of €2,0 mil., versus €1,95 mil., for the same period in 2020.

Profits before interest, taxes, fair value adjustments and other non-recurring figures (the "Adjusted EBIT"), for the nine-month period of 2021, reached the amount of €5,01 mil., versus the amount of €4,99 mil., for the same period of 2020.

Respectively, the Adjusted EBIT in the 3rd quarter of 2021 reached the amount of €2,0 mil. versus €1,95 mil. for the same period in 2020.

Furthermore, Intercontinental International REIC by a loan agreement under a bond loan facility according to L.4548/2018 amounting to 40 million euros, to be covered through a private placement by EUROBANK, on 28.05.2021 proceeded with the issue of bonds up to the amount of 8,109,000 euros.

Significant Events in the first 9month period of 2021 and Ongoing Activity

Intercontinental International REIC, realizing the severe and intensive impact on the market caused by the outbreak and the spread of the pandemic, and as a responsible social partner, strongly supports the measures taken by the Greek Government and contributes to the national effort to slow down the spread of the

ICI immediately developed a series of initiatives and preventive measures, within the guidelines of the competent public services, in order to ensure the safety and health of its employees and the business seamless operation. In particular, the Company's Management decided to enable its employees to work remotely, through the rapid adaptation of the necessary IT developments.

Intercontinental International REIC, following its participation in a private tender procedure, on 29th October 2020, regarding the acquisition of a commercial property (office building of 3.180,32 sqm) located at 266 Kifissias Avenue, Chalandri and the partial lease- back of the building to its owner GlaxoSmithKline Single Member AEBE and after meticulous negotiations acquired and leased back the aforementioned property on the 3rd June of 2021. The consideration (€ 12.050.000) was fully paid and was financed partially (€ 8.109.000) by funds raised by a private placement under a bond loan facility with Eurobank and partially by cash available.

Additionally, Intercontinental International acquired on 3rd July 2021, through its participation in a private tender procedure, a commercial two storey building with basement (Supermarket) of 4.408,32 sq.m. in total with parking on adjacent plots of 5.663,58 sq.m. in total in Marathonos Avenue corner Xintara Street in Pikermi, Attica and in particular three adjacent plots in 1, Xintara Street corner 4, Marathonos Avenue, where the two storey building/ shop with basement is built, 3, Xintara Street and 5, Xintara Street in Pikermi district of Rafina- Pikermi Municipality, occupied by Hellenic Hypermarket Sklavenitis S.A. as a long period tenant. The consideration (€ 8.069.970) was fully paid, financed almost in full by funds raised by another private placement under the bond loan facility of €40 m. with Eurobank.

After the above two acquisitions, the value of the Company's portfolio increased up to € 115.60 m. (based on the value as of 31/12/2020) while the total outstanding loan liabilities at 30th September 2021 amounted to € 40,1 m.